BILL GARRETT, Davidson County
Trans:T20110080558 DEEDWARR
Recvd: 12/20/11 13:49 2 pgs
Fees:13.00 Taxes:140.60
20111220-0099372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00.

Brandy K. Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2011.

Pamela L. Zimmerman
NOTARY PUBLIC

My Commission Expires: 7/16/15

PAMELA L. ZIMMERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher Philip 4184 Blue Berry Hill Rd. Nashville, TN 37218	Christopher Philip 4184 Blue Berry Hill Rd. Nashville, TN 37218	038-00-0-035.00 and 038-00-0-134.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOY STEINMUSS AND JUDY ANN WYATT

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHRISTOPHER PHILIP

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at an iron pipe in the southwesterly margin of Blueberry Hill Road, said pipe being the northwesterly corner of property of Paul Russell of record in Book 2901, page 517, Register's Office for Davidson County, Tennessee; thence with Russell's Northwesterly boundary line South 48° West, 639 feet, more or less, to an iron pin in the northerly margin of an Old Road; thence with said margin North 79° West, 271 feet, more or less to the southeast corner of the property of Edward Lee Cothams, as of record in Book 4717, page 728, Register's Office for Davidson County, Tennessee; thence with Cotham's easterly boundary line North 44° 30' East, 800 feet, more or less to an iron pin in the southwesterly margin of said Blue Berry Hill Road; thence with said margin Southeastwardly 287 feet more or less to the point of beginning and containing 4.12 acres.

Being part of the same property conveyed to Henry K. Steinmuss and wife, Betty Peters Steinmuss, by deed of record in Book 3097, page 229, Register's Office for Davidson County, Tennessee, Henry K. Steinmuss A/K/A Henry Karl Steinmuss and Betty Peters Steinmuss A/K/A Betty Louise Peters Steinmuss were divorced by Final Decree of Divorce granted in the Fourth Circuit Court for Davidson County, Tennessee, on the 9th day of April, 1973, under Rule No. 66532, whereby Henry K. Steinmuss was vested with the subject property. The said Henry Steinmuss further conveyed the property to Hans Steinmuss by deed of record in Book 4813, page 537, said Register's Office, further conveyed to Henry K. Steinmuss by deed of record in Book 5684, page 981 from Hans Steinmuss and wife, Joann Steinmuss. The said Henry K. Steinmuss further conveyed the subject property to Henry K. Steinmuss and wife, Jacqueline Steinmuss by deed of record in Book 6118, page 534, said Register's Office. The said Jacqueline Steinmuss having died on or about November 26, 1988 leaving said property to Henry K. Steimuss as the surviving tenant. Henry Karl Steinmuss has further conveyed the property to Joy Steinmuss and Judy Ann Wyatt, reserving a Life Estate to himself of record as Instrument No. 20081010-0102869, said Register's Office. Henry Karl Steinmuss has since died.

This improved property is known as 4149 Blueberry Hill Road, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of December, 2011.

Joy Steinmuss

Judy Ann Wyatt

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joy Steinmuss and Judy Ann Wyatt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of December, 2011.

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012